150 HOUSES FOR SALE

PEMBERTON HOLMES, Ltd
ESTABLISHED 1887
1002 GOVERNMENT EV 4-8124

LOCATION CHARM QUALITY
Modern as tomorrow, this new bungalow on Rockland Avenue is a sensational offering. Through hall plan, 3 bedrooms, stair well to high basement with unfinished rumpus room and private access from street. Deep, treed lot with landscaping done. Taxes only $238. $4,500 or less will handle $15,500
Call Mr. Simpson, EV 4-8124; Res. EV 5-7369

HALF AN ACRE
Suburban charm, in cultivated and natural grounds, surrounds this pleasingly different bungalow. Large, practical kitchen, wired for range and plumbed for washer, with dining area. Off this, there is a panelled study or sesista room with built-in desk. DR opens onto patio an back garden, which runs back into the forest. Tiled FP in 21x15 LR. Pembroke bathroom and two bedrooms with daylight cupboards. Concrete bsmt with elec copper HW tank, connected to auto oil furnace for economy. WHY NOT RETIRE HERE? $15,500
Mr. Love, EV 4-8124; Res, EV 4-6056

WATERFRONT
4-year-old stucco bungalow. Large living room, dining room, kitchen and breakfast nook. All view windows. Two twin-size bedrooms. Large rumpus room with FP. Kitchenette, shower and toilet. Bathroom has vanity and swing mirrors. Full high basement, Oil-O-Matic hot water heat, electric domestic HW, ample closets, attached garage with breezeway, beautifully landscaped lot 109x143, fruit trees, heavy reinforced cement retaining wall. Beautiful beach. Taxes only $126.
OWNER WILL TRADE AS PART-PAYMENT ON CITY APARTMENT BLOCK
Property valued at $25,000. Full price today only $24,000
Jack Brown, EV 4-4976. Office EV 4-8124. Jack Middleton, GR 9-4327.

UPLANDS NEW LISTING AMONGST THE OAKS
This exceptional, well-built, 9-roomed stucco home, situated on very large lot with tool shed, patio, etc. Entrance hall, lge living room, open fireplace, guest-size dining room, den, 24x24, FP; small sunroom; most attractive, fully electric, perfect kitchen with maid's room. 3 full-size bedrooms; rumpus room with fireplace in basement. Hot-water oil heating. Double garage. THIS HOME IS IN PERFECT CONDITION and is a treat to show clients. It will pay you to make an appointment to see this lovely home. Contract Mr Hepburn, EV 3-7039, EV 4-8124 office.

RETIREMENT SPECIAL
A home for you. Situated among well-kept homes in a good district, convenient to all services including paved street and sewer. Originally built under NHA mortgage, this home has nice lines, no steps, good garden with young fruit trees. Inside is bright and cheerful, all one floor, featuring living room, dining area, wired modern kitchen, 4-PP bath with vanity, large utility PHA automatic oil heat. Three bedrooms or one could be den. Good garage. No hill to climb to the nearby stores. Terms half cash, bal $79 mo PIT. Full price $13,500
Phone E. K. Lane, EV 4-8124; Res. EV 2-5592.

A BREATH OF SPRING
This cute little 5-room bungalow is in the 3-mile circle of town, Blenkinsop way. About 4 yrs old. Attractive living room with hardwood floors. Dining room, cabinet kitchen, wired. Three-piece bathroom. Utility with tubs. Duroid roof. No basement. Separate garage. Nice garden, lawn, oak trees. Terms, $2,375 down. Full price only $7900
W. Woodley, EV 4-8124; EV 4-3916 res.

$500 DOWN
CALL OUR NHA DEPARTMENT. We have available a 50' lot on Saanich Rd on sewer, on which we can build a 2-bedroom rancher for above down payment. Phone now for details. Ask for NHA department or eves, call Jack Middleton GR 9-4327.

$1000 DOWN
(OR OFFER)
Balance to vendor at less than rent. Stucco and shingle 5-room bungalow. Full basement, coal and wood piped HA furnace. Drive-in garage. Full price $7950
D. E. Wilkinson, EV 4-8124, res. GR 5-2610

A. BERNARD
& CO. LTD.
629 Fort Street EV 4-9335

COUNTRY DWELLERS
Will enjoy this lovely 2½-acre property, located about three miles from city centre, on busline. The home is an older spacious home with living room 24x15 with fireplace. Dining room, kitchen and three large bedrooms and bathroom. Hot air heating, small barn and chicken house. Price $11,500
Please call Mr. Francis, EV 4-9335, Res. GR 9-4810.

OAK BAY
Very desirable stucco home, choice location, near bus, beach and shops. Living room with fireplace, dining room, kitchen, two bedrooms, and bathroom; two additional bedrooms upstairs. Full bsmt, drive-in garage, new package oil heating. Compact garden lot with fruit trees. PRICE $12,950
Good terms. Exclusive listing.
Please call Mr. Francis, EV 4-9335 res, GR 9-4810.

IMMACULATE BUNGALOW
4 well-proportioned rooms and Pembroke bathrm, all in perfect condition. Full bsmt, garage and oil furnace; fine oak floors. Small, well-kept lawn. NHA mtge at 4½% $10,500
Please contact Mr. Humphries, EV 6-1649.
EXCLUSIVE AGENTS.

DEEP COVE
Choice 5 acres. Good, level land and modern 5-room bungalow, oak floors, fireplace, oil heat, copper tank, 2-car garage. This property is in first-class shape thruout. A bargain at $12,600
Call Mr. Humphries, eves. EV 6-1649.
EXCLUSIVE AGENTS.

BETTER
Than no down payment on your lot—on our lot X down payment

Old houses could be traded in for new ones. Call us to discuss things with you with no obligation to you.

KASAPI CONSTR. CO. LTD.
EV 5-5614.

$75 DOWN, DUPLEX OR STORE, upper half finished. Highway frontage. Socks. $7,900. EV 5-5529.

Frank A. Martin Agencies Ltd.
1114 Blanshard Street

FAIRFIELD Family Home
4 bedrooms and den. Remember—the larger home you've always wanted—HERE IT IS. Spacious LR and DR with panelled open beams, built-in china cabinets, fireplace in each; 12x12 panelled den with FP; gleaming white family kitchen and nook, wired for electric. 2 large bedrooms on main floor with wardrobe closets. Closed stairwell to 2 large bedrooms up. Completely rewired. Full high basement. Extra large lot with 12 variety fruit trees. All fenced. Separate garage. City gas piped in. Hot-air heat. Full price only $10,500
Very reasonable terms.
For particulars call Ken Jensen, EV 5-8704 or GR 4-1973

HIGH LOCATION Immaculate Condition
Truly a home you would be proud to own. Very attractive two-bedroom bungalow, conveniently located among good homes with high location overlooking the city. Comfortable living room with fireplace, adjoining dining room, bright cabinet kitchen and bathroom. Basement, piped hot air heat and drive-in garage. Full price $7750
To view call D. Munro, GR 7-1705, or office EV 5-8704.

HEY! HEY! HEY! Look No Foolin' Reduced From $10,950 For Quick Sale
Worth $1,000 more to replace, especially in this close-in location. Only four yrs old, stucco, large lot, fenced and landscaped. Contains 2 bedrms; LR, fireplace; lge kitchen, dining area; modern bath, and in lovely shape. FC basement, auto oil, on sewer. Room for extra bedroom or recreation room. Selling now for the low price of only $9950
To view phone J. Mann, EV 5-3857, or office, EV 5-8704.

1-YR-OLD NHA—3-BR HOME
Walking distance to town—convenient location, 3 bedrms, LR, master mahog kitchen and dining room, lovely fireplace and book shelves, modern 4-pce bath. FC basement, auto oil on sewer. Partitioned rooms, ideal recreation space. Lovely garden and lawns and really close to city centre. Going at low cost price of $13,000
Lge mtge, and payments incl taxes, lower than rent. Don't wait, I know this will sell this week. Call J. Mann, EV 5-3857, to view, or office, EV 5-8704.

EXCLUSIVE $1975 DOWN NHA! NEW! CLOSE IN! IMMEDIATE OCCUPANCY
SEE THIS BRAND NEW 3-BEDROOM HOME. FEATURES THROUGH HALL, LARGE L-SHAPED LIVING AND DINING ROOM, NICE KITCHEN WITH EATING AREA, VANITY IN BATHROOM. ROUGHED-IN RUMPUS ROOM IN FULL BASEMENT. AUTO-OIL HEAT. ON SEWER. CLOSE TO SCHOOLS, SHOPPING AND BUS.
FULL PRICE $13,575.
TO VIEW, PLEASE CALL LEN WARDLE — LOU MOILLIET
GR 7-3348 GR 9-2630
OFFICE, EV 5-8704

Secluded—High Quadra
Nice, quiet home with one and three-quarter acres, could be subdivided. Living room with fireplace, dining room, kitchen and dining area. Two bedrooms and bath (3-pce.) down, 2 large BRs upstairs. Two-car garage, rec. room, coal and wood hot-air furnace. Lovely family home, treed and lots of room. Asking $12,500
B. J. Merchant, EV 5-2108 Office, EV 5-8704

$1500 DOWN OIL HEAT
This lovely home won't last at this down payment consisting of large living room with panelled fireplace, nice dining room, very attractive kitchen with dining area, 2 large bedrooms and 4-pce bath.
To view please call B. Walz. Office EV 5-8704 or Eves. GR 9-6638.

WATERFRONT Portage Inlet
Executive type home on almost ½ acre of parklike property, landscaped with shrubs, trees and fish ponds. This is truly the best buy in town. Panoramic waterfront view from large living room and dining room, wall-to-wall carpet. This is a 3-bedroom home you'd be proud to own. Full bsmt, oil, heat, double plumbing and separate 2-car garage. Private wharf for boat anchorage. Open to offers on down payment. Full price only $13,950
Call now—J. Moore, EV 2-3646 or office EV 5-8704.

SPACIOUS
A real picture home for a song. 3 bedrms, lge living room, family dining area and kitchen. Large utility with tubs. Excellent oil range goes with house. Large windows off dining room and living room give a nice open view of mountains. Large closets throughout. A real comfortable cosy house. Priced at only $9500
Low down payment.
Please call Ken Jensen, GR 4-1973 or office EV 5-8704.

OAKLANDS THREE BEDROOMS
TRADE-IN YOUR HOME AS DOWN PAYMENT
Have you a one-bedroom home? Have you a two-bedroom home? Here is an opportunity to trade in your home as down payment on a three-bedroom home. Three years old, N.H.A. Oil-O-Matic, full basement, drive-in garage, living room with brick fireplace. "L"-shaped dining area and cabinet electric kitchen. Located in the Oaklands-Hillside area on quiet dead end street. FULL PRICE $13,950
Trade in your home as down payment and assume the existing NHA mortgage of $9,000 for the balance, monthly payments only $80. P.I.T. (interest at 5½%).
CALL ERIC A. MACFADYEN
Northwestern Securities of Victoria Ltd.
EV 5-6741 24-Hour Service

LEGAL DUPLEX
2 self-contained 4½-room suites, separate meters, separate entrances. Both rented steadily at $65 and $60 per month. 2½ yrs, eves. GR 7-3549. This is extremely good value so hurry!!
WESTERN HOMES LTD.

OAK BAY, 3-BEDROOM HOME, 1 year old. Vanity bathroom. Patio. Many extra features. Phone EV 4-8820.

4½-ROOM BUNGALOW, NO steps. Garage. $6,850. EV 3-0556.

RANDALL'S LIMITED

OAK BAY EXCLUSIVE
This Tudor style bungalow with nice living room, fireplace, separate dining room, two bedrooms, cabinet kitchen, heavy-duty wiring, package oil heat, full basement, drive-in garage, nice garden with fruit trees, is for sale as the owner is being transferred. Full price with stove and TV aerial $11,600
Taxes $116 for year. Hurry for this one.

VIC. WEST
4 bedrooms, living room, dining room, large kitchen and utility room. Separate garage. Fenced yard. Close to schools and shopping. Immediate occupancy. Newly decorated inside and out. Full price $5950
Your down payment may take this.
To view above two phone Ken Lowndes, eves. GR 8-2151

HIGH QUADRA
Splendid white siding bungalow built 9 years. Living room with fireplace, two large bedrooms, Pembroke bathroom, cab elec kitchen, basement. Pkg oil furnace and drive-in garage. This home is situated on high ground and requires no decoration. Full price $9450
with $2,000 down.

VIC. WEST 4 BEDROOMS
Older type home, completely renovated inside and out, living room, fireplace, dining room, one bedrm, cab kitchen and bathroom down. 3 bedrooms up. Immediate occupancy. HA furnace in part basement. Elec HW, nice lot and separate garage. Full price $7350
With $1,250 down and easy monthly payments.
On two above, call Mr. Sudbury, Eves. GR 9-1906.

FAIRFIELD 3 BEDROOMS
Lovely family bungalow, featuring a cabinet electric kitchen, dining room, built-in cabinets, spacious living room, fireplace, three nice bedrooms. Full basement, oil heating, separate garage. Taxes $166. Low payment handles. Clear title. Price $11,800

CITY HOME 3 BEDROOMS
Close in, walk down town. Large living room, fireplace, family-size cabinet electric kitchen, three good-sized bedrooms; all oak floors, vanity bathroom, package oil heating. Full basement, fireproof garage. Less than year old. Price $13,000
On two above, call Mr. Davis, eves. EV 4-8614.

GEORGE RANDALL LTD.
1309 Douglas EV 4-8109

SWINERTONS
(Established 1889)
620 BROUGHTON ST. EV 3-7181

SECLUSION SWIMMING - FISHING
In sylvan setting with flowering shrubs, dogwood, fruit trees, natural woodland, approx 8 acres; 20 mins to town. Bounded on one side by stream with pools, waterfall; 4 acres pasture. House with 2 or 3 bedrms, 2 levels. Double plumbing, oil heat, summer house, tool house, small barn, double garage. Real seclusion in natural setting. Asking $19,950
Mr. Cox, EV 3-7181, EV 3-3814.

ESQUIMALT
Smart, 5-rm bung. Village centre. Consists of LR, dining rm, elec kit with breakfast nook, 2 bedrms, large closets; extra rm in full bsmt. Dr-in garage. Good lot and fruit trees. Asking (with $2,000 down) $9950
But open to offers.
Mr. Crow, EV 3-7181, EV 2-0775.

LOOK! WATERFRONT OAK BAY—$21,000
Here is a find. Your own waterfront is almost impossible to find, but here it is right in Oak Bay. Situated in a beautiful private garden. This split-level home superbly built, consists of a 40-ft. panelled LR with raised brick fireplace and beamed roof. Bedrm 21x18 with own 4-pc bath and dressing rm. Delightful kit. Lower floor has another bedrm and 3-pc bath. Dom HW heating. Fully insulated. Immediate possession obtainable.
Mr. Crickmay, EV 3-7181, EV 5-3170.

MT. TOLMIE
Just for two. 4 delightful rms in a country setting on quiet street, this attractive bung of 10 yrs with OIL HOT-WATER HEAT, no steps. Separate garage. Nicely landscaped with natural trees on property, and the use of an extra lot for one dollar per yr. Terms. Price $9500

TEN MILE POINT $3000 DOWN
Attractive, modernized bungalow. LR, DR, 2 bedrms and den, large cab kit with dining space. OIL HEAT, attached garage and large workshop. Grounds beautifully landscaped amid the trees. Low taxes. Price $14,800
Mr. Holland on both above. EV 3-7181, EV 4-7658.

BUILDING A NEW HOME?
Yes, $7.95 sq ft for a modern home on your lot with no extra charges, and we also do alterations for a surprising low cost. For full information call GR 5-2330 any time.

Also Applicators for ALUMAGLASS ROOFS At Less Cost Than Any Other

WATERFRONT
Charming home right on the waterfront with lawns sloping down to the sea. Lovely living room, guest-size living-dining room, two bedrooms and a spare. Full basement and Oil-O-Matic heating. Don't miss this one at only $13,950
Peter Brown EV 4-5022, EV 4-5537

THE CITY BROKERAGE
1018 Blanshard St.
EV 4-5022, EV 4-5016

STONE HOUSE ON 3¼ ACRES, complete privacy, wonderful view. Living-dining room, fireplace, modern kitchen and hall downstairs. 3 bedrooms, four-piece bathroom, den and fireplace upstairs. Balcony overlooking landscaped garden. Orchard, workshop. Double carport and garages. Near schools and transportation. $4,500 down. Price 21,750. Owner, GR 7-1283.

Northwestern
SECURITIES OF VICTORIA LTD.
631 YATES AT BROAD EV 5-6741

"OPEN HOUSE" SAT., APRIL 4th 2-5 — 7-9 5335 PARKER AVE.
CORDOVA BAY RD. to school at FENN RD., TURN RIGHT to Parker. YOU are INVITED to VISIT this CHARMING home with SEAVIEW, 100 ft. private BEACH SECLUDED PARKLANDS. A gardener's PARADISE and home owner's DREAM. Try your down payment. $21,000
MRS. SIMPSON EV 5-6741 or EV 5-5542

"OPEN HOUSE" SAT., APRIL 4th 2-5 and 7-9 P.M. 57 LINDEN AVE. NEAR WATERFRONT
Spaciousness and graciousness blend to make this 8-roomed home ideal for family living. The living room has an exceptionally fine stone fireplace, flanked by built-in bookcases. Beamed ceilings and hardwood floors in both living room and guest-size dining room. Kitchen is comfortably large and wired for range. 2 bedrooms and 3-pc bath on main floor. Concealed stairway leads to 3 more rooms on upper level—one room currently used as sun room. All bedrooms boast walk-in clothes closets. Full cement basement houses thermostatically controlled gas furnace and air conditioner. This house is extremely well built and is "sound as a bell," but it would appreciate a coat of paint here and there. Full price $11,900
Please call MRS. LEEDHAM, EV 5-6741 or EV 3-8706.

"70 ACRES"
Former dairy farm. First-class productive land; will lend itself very well for any kind of agriculture. 2 dwellings on property; one small 2-bedroom cottage, the main house is a city type, with Oil-O-Matic heat, 220 wiring to house (electric stove), 3 bedrooms. Lots of spring water on land. Right by the Cowichan Bay road only 1½ miles from the famous fishing resort. A very fine farm, one mile from main highway. Situated very well for all conveniences. School only ½ mile away. Houses are very clean and comfortable. A very good buy $25,000
for someone at
Approx. $12,000 down will handle. I'll be pleased to show it to anyone interested. Phone H. BITTERMAN at EV 5-6741 or EV 3-1443.

"LANSDOWNE"
This beautiful home is on the high side of Lansdowne Rd. Sea view, beautiful living room, fireplace. Large dining room, dream kitchen with bar eating area. 3 large bedrooms, vanity bathroom, rumpus room, full cement basement. Oil-O-Matic. This you must see. DORIS ADAMS, EV 5-6741 or GR 8-3294. Price $24,000

"BEST ON LANSDOWNE"
3 bedrooms, 2 carports, full basement with recreation room. Mahogany living room, wall-to-wall carpet in dining room and entrance hall. Full price only $19,950
For more particulars call RACHEL RUSSELL at EV 5-4140 or STAN ROZYLO, EV 4-6104. Office, EV 5-6741 anytime.

"835 PEMBERTON RD."
An address of distinction. Transfer from B.C. Government position makes immediate sale of this most desirable property imperative. Please do not disturb owners. For appointment to view call MRS. BACON, EV 5-6741 or EV 4-0237.

"IF YOU LIKE INDIVIDUALITY"
We have compact 3-bedroom home, plus TV room, every modern convenience. Calls for your immediate inspection. This home is charming set in nice garden, near good golf course. Dial MRS WELLINGS NOW. $3,000 cash down, on terms. $14,900
EV 5-6741 or GR 7-2769.

"IF YOU LIKE ECONOMY"
Duplex in good area, four rooms down and four up. Both suites are self-contained. $1,000 cash. Dial MRS. WELLINGS EV 5-6741 or GR 7-2769.

"CHEERFUL MODERN HOME"
With 3 bedrooms, large living room, spacious dining area, fine cabinet kitchen. Full cement basement, auto-oil, only 1 year old. Close to schools and transportation. Full price with $14,500
$4,000 down
Phone HARRY HOBSON at EV 5-6741 anytime.

"HOME AND REVENUE"
You will be pleasantly surprised when you see this strategically located 3-suite home in the Jubilee area. A very nice suite for owner and more than enough revenue to pay the mortgage and expenses. $2,750 down will handle to full price of $13,950
only
Be first—call BILL HODGSON, EV 5-6741 or EV 5-8563 eves.

"GARDEN LOVERS"
Here is your opportunity to make at least $1,000 out of your garden and have a whole year of free vegetables and potatoes. See this 3-bedroom home with a beautiful view — more than one acre. Price $13,950
Phone CLARE VERBEEK at EV 5-6741 or GR 9-5460.

"GO SUBURBAN"
OVERLOOKING GULF ISLAND AND SEA. More living area, 4 bedrooms, 4-pce bath down and 2 up. Combination living room-dining room. Full basement, hot water heat. See this first for family living on ¾ acre. $12,900
Please call TED CHARTRES, EV 5-6741 or EV 5-5508.

"EXCEPTIONAL THIS WEEK"
MERRIMAN DRIVE. Newly on the market, lovely 3-bedroom basement home, exceptionally well planned floor space. 2nd fireplace in large recreation area, real man-sized 2-car garage. High location, good view. On sewer, close to schools. $5,000 down.
Please call TED CHARTRES EV 5-6741 or EV 5-5508.

Northwestern
SECURITIES OF VICTORIA LTD.
631 YATES AT BROAD EV 5-6741

"CITY BUNGALOW"
Where can you find a city bungalow with a wide open view? Here is a real gem. Two bedrooms, living room, dining room, modern electric kitchen, full basement, oil conversion. Drive-in garage. Only 7 years old, on a quiet dead-end street, not crowded by neighbors. Full price $11,950
With $2,000 down and balance at $80 a month, interest 6%. Call ERIC A. MACFADYEN, EV 5-6741. 24-hr. service.

"CITY DUPLEX" $2000 DOWN
DOWNSTAIRS VACANT: 4 large rooms with bath, fridge and range included, rents for $70 p.m. Upstairs also 4 large rooms with bath, modern range and oil heater, rents for $80 p.m. The property is in A-1 condition — new wiring, new plumbing, sep meters and entrances. Walking distance. Owner pays taxes and water only. Full price $11,800
Please call KARL OGILVIE, EV 5-6741 or EV 5-6115.

"3 BR, DEN, OIL HEAT"
THE TV HOUSE FROM MONDAY NIGHT. High location. Beamed ceiling in living room, new wiring, bedrooms have wash basins. Property in lovely condition. CLEAR TITLE, also trade considered for modern 4-room bungalow or duplex. Full price $11,300
KARL OGILVIE EV 5-6741 or EV 5-6115.

"SEE IT—DRIVE BY"
But please do not disturb owners—if you like it then call me it will be a pleasure to make an appointment to see the inside.
266 SIMS AVE. — Hardwood floors, beautiful living room, 2 bedrooms, O-O-M heat. Full price $10,900
$3,200 down and $60 per month on the balance.
ALSO
3850 MERRIMAN DR. 1,290 sq ft, 3 bedrooms, it's a beauty. You can't build it for the same price. Call STAN ROZYLO after you drive by, at EV 5-6741 or EV 4-6104 anytime.

"VIEW ROYAL"
Secluded family 3-bedroom home, 20x16 living room, dining room, hardwood floors. Cement basement. This home really has character—close to the sea. For just $10,500
Call now, DORIS ADAMS, EV 5-6741 or GR 8-3294.

"FAIRFIELD APARTMENT"
4 rooms and bath on a quiet and attractive street. Immediate possession. Phone ETHEL HARVEY, EV 5-6741 or EV 5-4368.

"WANTED—URGENT"
This is a genuine request—my client must have a 3-bedroom home with basement in Fairfield or Oak Bay by the end of April. Price around $10,000-$11,000. Please call RACHEL RUSSELL at EV 5-6741 or EV 5-4140.

"5 BEDROOMS"
Quadra. This compact semi-bungalow is set on a double lot in parklike area. Large, bright rooms, base, double garage and good schools nearby. On terms $10,250
I. G. PATRICK, EV 5-6741, res. EV 3-9043.

"LAKE FRONT EXCLUSIVE"
Nicely furnished, 3 bedrooms. Secluded house only 9 miles from city centre. This Prospect Lake property will give you many happy hours of swimming, fishing and fun. "$ LOTS"
Yes, 5 choice ½-acre lots are now available on easy terms on Moxon Terrace, just off Amity Drive, near Sidney. For further details on these weekend specials call AKSEL PETERSEN at EV 5-6741 or EV 4-6571.

"5 DOWN—3 UP $1000 DOWN"
House is in excellent condition in and out. New oil furnace. Basement. Garage. A real family home with good rental possibilities. For details phone SUZANNE HOBSON, EV 5-6741.

"SACRIFICE $10,500 ATTRACTIVE HOME"
Owners anxious to move to their new home out of town. Selling at sacrifice. 3-bedrm, nicely appointed home in pleasant surroundings. $2,500 will handle. For appointment to see phone SUZANNE HOBSON, EV 5-6741.

"VACANT"
This cute 2-bedroom bungalow can be yours $8750
for only
full price. The owner has moved to Alberta and will accept YOUR terms if sold this weekend. This is a lot of house for the money so act quickly. Call MRS. S. NIXON at EV 5-6741 or eves. GR 9-1121.

"ONLY A FEW STEPS TO LAKE"
Bright and cheery bungalow with basement. 2 bedrooms, spacious family kitchen wired for range. Living room and dining room, fireplace. This is a really lovely place, close to transportation and schools. IMMEDIATE POSSESSION. Good size lot. Full price with $1,500 down $7750
Phone HARRY HOBSON at EV 5-6741 anytime.

"ESQUIMALT BARGAIN"
4-room bungalow, like new. Full high basement, all new copper plumbing and new oil furnace. This is an excellent buy for small family or revenue buyer. Bus stop at door. Full price only $6900
Call MAURICE N. SMITH anytime, EV 5-6741.

"SECLUSION"
Low-set bungalow on 2 nicely-landscaped lots. Large 20' living room, family room, 2 bedrooms and one unfinished bedroom. Cab kitchen and 3-pce bath. In the Cedar Hill area, with terms $7950
For further details call MRS. JOHNSTON, EV 5-6741 or EV 2-5655.

Northwestern
SECURITIES OF VICTORIA LTD.
631 YATES AT BROAD EV 5-6741

"GORGE"
Newly decorated and in first class condition, this two-bedroom home has full cement basement with furnace and extra room. Very generous terms may be arranged. Full price $7500
C. SAINSBURY, EV 5-6741 or EV 4-9085.

"STOP!"
Hurry, brand new house for sale immediately. Yours for $2,000 down. Full price $6700
It's a whiss—it's a snap. It's yours if you ring now. K. J. WILLIAMS, EV 5-6741 or GR 8-3718.

"CUTE AS BUG'S EAR"
Describes this one-bedroom bungalow, exactly. It's ideally suited for someone planning to retire to quiet living with low costs. Nice tidy little garden and separate garage. Please call MRS. JOHNSTON. With terms full price $5000
EV 5-6741 or EV 2-5655.

"HANDY MAN'S SPECIAL"
5-room bungalow, on good lot. Has to be moved 5'. Selling very cheap $2000
MRS. JOHNSTON, EV 5-6741 or EV 2-5655.

BYRON PRICE
1314 QUADRA STREET

$675.00 DOWN Plus LOT $10.50 Per Sq. Ft. AND ALL THESE EXTRAS INCLUDED:
Built-in mahogany china cabinet in dining room.
Extended vanity in bathroom.
Ribbon grain mahogany panelling in living room.
Full - down dining room light fixture.
Glass-lined hot-water tank with 3,000-watt element.
Metal overhead garage door.
Self-edged arborite on cabinets.
Utility room on the main floor.
100-amp wiring.
20-unit electric box.
The greatest buy in a 3-bedroom home. CALL NOW. You can even trade in your present home.

$400 DOWN NO GIMMICKS
Yes, that is your total down payment required for LOT and HOUSE. We can build you an N.H.A. 3-bedroom home with full basement, oil furnace and drive-in garage if you can pay $129 p.m. including taxes for a short period. Large lots available in choice areas.
For full details call Gordon Marshall or Sam Paterson at EV 5-2458.

NEW $880 DOWN
3-BR NHA home with large living room, extra large kitchen, full basement and automatic oil heat. Full price only $13,750
Phone EV 5-2458 for Sam Paterson, EV 5-8592, or Gordon Marshall, GR 9-2725.

LEAVING VICTORIA HAVE TO SELL
This 2-year-old home has large living room, separate dining room, utility off cabinet kitchen, 2 extra large bedrooms, full basement, drive-in garage, HW floors, oil heat. Full price $12,950
Good terms. Call Al Visard for further information at EV 5-2458 or res. GR 7-3493.

$2750 DOWN
will put you into this brand-new Vickery-built 3-bedroom home. This is a large home with a view and all the latest features. JACK MACKAY, EV 5-2458; res, EV 2-6644

KING REALTY
Weller Bldg.
609 Broughton St. EV 2-2131

JUST FINISHED JUST FOR YOU
Three extra large bedrooms, a 15x21 living room, large dining area and something special in kitchens. NHA MTGE, $12,000 at $76.78 A MO. Only $14,650
Lee Hallberg, eves. EV 3-8510.

CADBORO BAY
YOUR DOWN PAYMENT WILL BE CONSIDERED ON THE PURCHASE OF THIS ATTRACTIVE 2-YR-OLD 3-BEDRM HOME, FULL BASEMENT. BALANCE AS RENT. On easy terms at $14,700
Bel Shragge, eves. EV 2-8802

OAK BAY $3000 DOWN
Just 8 yrs old, 5-rm stucco home, on quiet crescent, but very close to bus, schools and stores. Attractive LR with FP, DR, elec kit, 2 bedrms, FC bsmnt, space for 3rd bedrm, C & W furnace, dr-in garage. 1-week possession. Asking $12,900
Courtesy to other agents.
MRS. LAVENDER, EV 5-6327
EV 2-4284
RITHET CONSOLIDATED LTD.

BRENTWOOD
2 acres near sea, solid 6 rooms and bath, garage. $13,000 or offer. 2½ acres cleared, city water, large 8-room, basement home. $14,000, terms. Can divide.
Seaview secluded lot, with 2 rooms and modern bath. $4,500.
4 acres with solid older home. $7,500 cash.
BRENTWOOD PROPERTIES
7183 West Saanich Road
Brentwood - GR 4-1452

COLQUITZ
Ideal for young folks or retired people, a 2-bedroom bungalow with large living room, sunny dining area and kitchen, compact utility with oil furnace, adjoining carports and stucco exterior. Nice corner lot fronting Interurban Rd. near P.O. Try your offer on the full price of $6,500. Call me soon for this one. TED KAY of Northwestern Securities of Victoria Ltd. EV 5-6741 or res. EV 5-6853.

ON HIGH QUADRA, $2,500 DOWN. Oil heating, package unit, 4-room bungalow with dining space. Nice-sized living room, hardwood floors, fireplace, 2 nice bedrooms. Spacious cabinet kitchen, tile floor. 3-piece Pembroke bath with tile floor. All well decorated. Full half-basement, laundry tubs, drive-in garage, workbench. Copper piping throughout. Patio in rear garden. Front lawn and flowers. Full price $9,500, balance monthly. Bayne & Toder, 749 Fort St. Call Mr. Snape, EV 3-7674.

Ker & Stephenson Ltd.

A MONEY MAKER $10,750 3 SUITES 3 BATHS HIGH QUADRA HA OIL HEAT BASEMENT $3000 DOWN $75 MONTH
EV 5-3411. J. A. Vallance, GR 7-1917
EV 5-3411. H. Nichols, GR 7-3089

LANGFORD DRIVE BY 2827 RITA ROAD
Nice 6-room bungalow, only 2 years old and very well built. 1,120 sq ft. Living room 18x15, dining 8x11, 3 bedrooms, cabinet kitchen, full basement, auto oil heating. Drive-in garage. Priced to sell at $10,950
To inspect please call BERT DAYKIN
EV 5-3411 EV 2-0255

GLANFORD $11,370
On a high location overlooking the valley, this bright modern bungalow has a large L-shaped living and dining room with fireplace, 2 bedrooms, cabinet kitchen and 4-pc bathroom. Full high cement basement with recreation room, drive-in garage and oil heat. Only 2½ years old. For appointment to view telephone EV 5-3411, MR. LEMMON, EV 5-3411.

$12,950—OAK BAY A SPARKLING JEWEL
Secluded, parklike garden. Fine specimen oaks, rockeries, trim lawns, choice shrubbery. The smart, distinctive styling and expert craftsmanship will please the purchaser of this charming home. There is a big LR and separate DR, elec cabinet kitchen. Entrance and through halls, 2 spacious bedrms and 4-pc bath. (Also finished bedroom below). OAK FLOORS. (HW oil heat.) Full basement. Garage under.
An Exclusive Listing.
EV 5-3411 Mr. Nichols GR 7-3089
EV 5-3411 Mr. Vallance GR 7-1917

CLOSE - IN NHA
Drive by 2815 WYNDEATT, but please do not disturb the owner. This 3-bedroom home, less than 2 yrs old, close to transportation, and only 10 minutes from city centre, carries a good NHA mortgage with easy monthly payments. For full details and appointment to view please contact Larry Wagner. EV 5-3411; J. H. Ford, EV 2-0255. Full price $13,950

1980 CROMWELL MT. TOLMIE
Attractive stucco bungalow with thru-hall plan. Large LR and DR. Oak floors. Electric kitchen, nook and utility room. Two nice bedrms. Open stairs to rumpus room or den with fireplace. Full basement. Workshop and oil furnace. Beautiful grounds, shrubs, lawns, barbecue and patio. Top condition, quiet location. Please do not disturb occupants. Real value. Exclusive $18,500
Please contact E. J. FATT at EV 5-3411 or EV 3-6536.

OAK BAY
A very attractive 6-roomed home in one of the better districts in Oak Bay. Only 2½ years old, and immaculate in every respect. An attractive living room with mahogany wall on fireplace side. Guest-size dining room, two bedrooms and den or third bedroom; oak floors throughout; smart cabinet kitchen with nook; full high basement with rumpus room roughed-in, fireplace and extra toilet; Timken oil HA heating. Attached garage. Grounds are beautifully landscaped with shrubs and lawns—planters. Truly a home you would be proud to own. Full price $25,000
Some terms if required
For appointment to view, please call BERT DAYKIN
EV 5-3411 EV 2-0255

RANCH 53 ACRES 5 MILES OUT
This valuable ranch is ideal for anyone owning horses or for future subdivision. The well-built residence contains large living room, dining room, den, four bedrooms, Youngstown kitchen, large rumpus room. Hot-water (oil) heating. Numerous outbuildings include modern stable with loose boxes for 7 horses, loft for 10 tons of hay, barn, greenhouse, implement shed. Modern four-room cottage. Double garage. Riding ring, outdoor patio with barbecue. This property is in splendid condition and offers many possibilities. Price $55,000
Exclusive Listing
Please phone Mr. Speed at EV 5-3411 anytime

KER & STEPHENSON LTD.
Member Multiple Listing Bureau
900 GOVERNMENT STREET

EXCLUSIVE—LAKE HILL, $1,500 down, 2-bedrm stucco home, extra 2-bedroom stucco home, extra room in full basement, automatic oil, near park and school. $9,450. Call F. Woods, EV 2-2576. D. Hawkes & Co., EV 4-7128.

THREE-BEDROOM BUNGALOW, basement, fireplace, fruit trees, $7,200 with $4,700 cash. Owner, EV 5-3193, a.m.; GR 7-2673 eves.

HAVE DUPLEX WILL TRADE
ONLY BECAUSE OF SERIOUS ILL HEALTH IS THIS TOP REVENUE PROPERTY CLOSE TO WILLOWS BEACH, NOW AVAILABLE. Vendor will consider offer to buy, but ACTUALLY REQUIRES A CONVENIENT, FOUR-ROOM HOME WITHOUT STEPS. If you have such a property with $3,000 equity or better, PLEASE CALL ME NOW AND LET ME SHOW YOU A REAL OPPORTUNITY.
SACRIFICE AT $12,000
For further information please call John Fidler at EV 5-6741 anytime. Northwestern Securities of Victoria Ltd.

GONZALES SEA VIEW
Here is your opportunity to buy a home in Victoria's finest residential area. The setting is ideal. A larger-than-average lot, beautifully landscaped. Three bedrooms and over-all floor space exceeds 1,200 sq. ft. Automatic oil hot water heat. To view this magnificent setting, dial EV 2-6787 or EV 5-2471. C. A. James.

JOHNSON & CO. LTD.

FINANCIAL SURVEY LTD.

COSY COMFORT
Modern stucco cottage, 4½ rooms, Heatilator fireplace, spotless, easily maintained, handy to all services. Small garden, excellent soil. Ideal for someone with fixed income. Cash price only $8,200. To view anytime call Mr. Cleary, home EV 4-2568, office EV 3-7174.
F. N. Cabeldu Ltd.

WHITTOME'S
Established 1890

COUNTRY LIVING
The setting of this three-bedroom home must be seen to be appreciated. 1.78 acres of land; fruit trees, all sorts of flowers, nice lawns. Two-car garage, 2 summer cottages, plus other buildings. This property is older but has a lot to offer. Close to the water at Deep Cove. If you want seclusion in country property, phone for details. Priced at $13,750
with terms.
L. A. Squires or R. Harris, EV 2-4255 anytime

PAINT SPECIAL LOW DOWN PAYMENT
Excellently situated on a pleasant lot, lawn, evergreens, fruit trees, and a good street; close to schools and bus. Large four-room, full basement bungalow, older-type but modern kitchen with nook, spacious living room, 2 large bedrooms and big closets, 3-pc bath, piped HA